



**SOUTH END LANDMARK DISTRICT COMMISSION
PUBLIC HEARING STAFF NOTES**

Held virtually via Zoom

March 1, 2022

Commissioners Present: John Amodeo, Catherine Hunt, Fabian D’Souza, and John Freeman

Commissioners Absent: Diana Parcon

Staff Present: Gabriela Amore, Preservation Planner; Rachel Ericksen, Preservation Planner; Joseph Cornish, Director of Design Review

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/south-end-landmark-district>

5:32 PM: Chair J. Amodeo called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing. Lauren Bennett of the Boston Sun was present.

Following this brief introduction he called the first Design Review application.

VIOLATIONS

APP # VIO.22.0543

TIME: 5:33PM

665 TREMONT STREET

Applicant: Zihao Zhou

Proposed work: Repair existing rotted wood frame of storefront, install teakwood panels at storefront, replace awning fabric with black, replace front door.

Project Representative: Eric Zhou was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners clarified the existing conditions of the building, and discussed what work has already been done without Landmarks approval.

Public Comment: There was no public comment.

C. Hunt motioned to approve the application with provisos. F. D’Souza seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).

- **Wood type/pattern to be agreed upon by staff.**
- **Submission of a panelization sketch.**
- **The applicant shall come back to the Commission with an application for lighting and signage.**

DESIGN REVIEW



APP # 22.0704 SE

ADDRESS: 1 CHANDLER STREET

Applicant: Chris Scovel

The applicant did not appear.

APP # 22.0858 SE

TIME: 5:45 PM

ADDRESS: 613 MASSACHUSETTS AVENUE

Applicant: Mark Little

Proposed work: Install brackets to rails to allow for temporary pole installation.

Project Representative: Gerald McGuigan was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the length of the temporary poles, and expressed concern about the visibility of the existing deck.

Public Comment: There was no public comment.

C. Hunt motioned to deny the application without prejudice. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).

APP # 22.0570 SE

TIME: 6:09 PM

ADDRESS: 31 MILFORD STREET (Continued from the 12/7/2021 hearing)

Applicant: Grady Vincent

Proposed Work: Install one security camera at front facade.

Project Representatives: Grady Vincent was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commission suggested painting the proposed camera a darker color.

Public Comment: There was no public comment.

F. D'Souza motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).

- One camera is to be installed.
- Color palette detail is remanded to staff.

APP # 22.0849 SE

TIME: 6:17 PM

ADDRESS: 15 DARTMOUTH PLACE

Applicant: Scott Spring



Proposed Work: Replace two non-original 6-over-6 windows with two, 2-over-2 wood windows.

Project Representative: Marilyn Garrett and Scott Spring were the project representatives.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed details of the original window configuration, and the existing window configuration.

Public Comment: There was no public comment.

J. Freeman motioned to approve the application. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).

APP # 22.0864 SE

TIME: 6:28 PM

ADDRESS: 26 HANSON STREET

Applicant: Alissa Scherer

Proposed Work: Install handrail at front entry masonry steps.

Project Representatives: C.B. Scherer was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the installation method of the proposed handrail.

Public Comment: There was no public comment.

F. D'Souza motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).

- **Remand installation details to staff.**

APP # 22.0853 SE

TIME: 6:37 PM

ADDRESS: 785 ALBANY STREET

Applicant: Michael Messersmith

Proposed Work: Install roof top HVAC Dehumidification System.

Project Representatives: John Tomaz was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed potential views of the mechanicals



from the district.

Public Comment: There was no public comment.

C. Hunt motioned to approve the application. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).

APP # 22.0674 SE

TIME: 6:55 PM

ADDRESS: 19 MILFORD STREET

Applicant: Lisa Bebell

Proposed Work: Installation of exterior dryer vent at fascia board.

Project Representatives: Lisa Bebell was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the lack of a cornice present on the fascia. They suggested exploring alternative options for routing the vent, and also suggested a ventless system.

Public Comment: There was no public comment.

C. Hunt motioned to deny without prejudice the application. J. Freeman seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).

APP # 22.0856 SE

TIME: 7:10 PM

ADDRESS: 78 RUTLAND STREET

Applicant: Marcus Springer

Proposed Work: Replace non-original door and transom with new in-kind, replace black metal rail at deck with new. (See additional items under Administrative Review)

Project Representatives: Marcus Springer was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the provenance of the existing front doors, and their jurisdiction over the rear of the building. They also discussed the details of the proposed replacement rail.

Public Comment: There was no public comment.

F. D'Souza motioned to approve the application with provisos. J. Freeman seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).



- **Front door details are remanded to staff.**

ADVISORY REVIEW
85 WEST NEWTON STREET

TIME X PM

Proposed work: Construct a new building.

Project Representatives: x

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: Commissioners were pleased with the advancement of the proposed work. They generally preferred “Option 2” for the proposed penthouse. They also explained there should be context provided for salvaged architectural materials from the previously extant church at the site.

Public Comment: There was no public comment

ADMINISTRATIVE REVIEW/ APPROVAL

F. D’Souza motioned to approve the Administrative Review/Approval applications. J. Freeman seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).

RATIFICATION OF HEARING MINUTES

F. D’Souza motioned to approve the 2/1/2022 hearing minutes and the 2/3/2022 subcommittee minutes. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).

Adjourn – 8:47pm